

Send tax notice to:

KEVIN D. BARNES  
3129 Sunny Meadows Lane  
Birmingham, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2015456T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Eight Thousand and 00/100 and 00/100 (\$298,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CROWN PROPERTIES OF AL., LLC, A LIMITED LIABILITY COMPANY, **whose mailing address is 5260 GREYSTONE WAY, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by KEVIN D. BARNES and CAMERON L. BARNES and JULIUS E. JORDAN **whose mailing address is 3129 Sunny Meadows Lane, Birmingham, AL, 35242** (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT E, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, PHASE THREE, AS RECORDED IN MAP BOOK 8, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

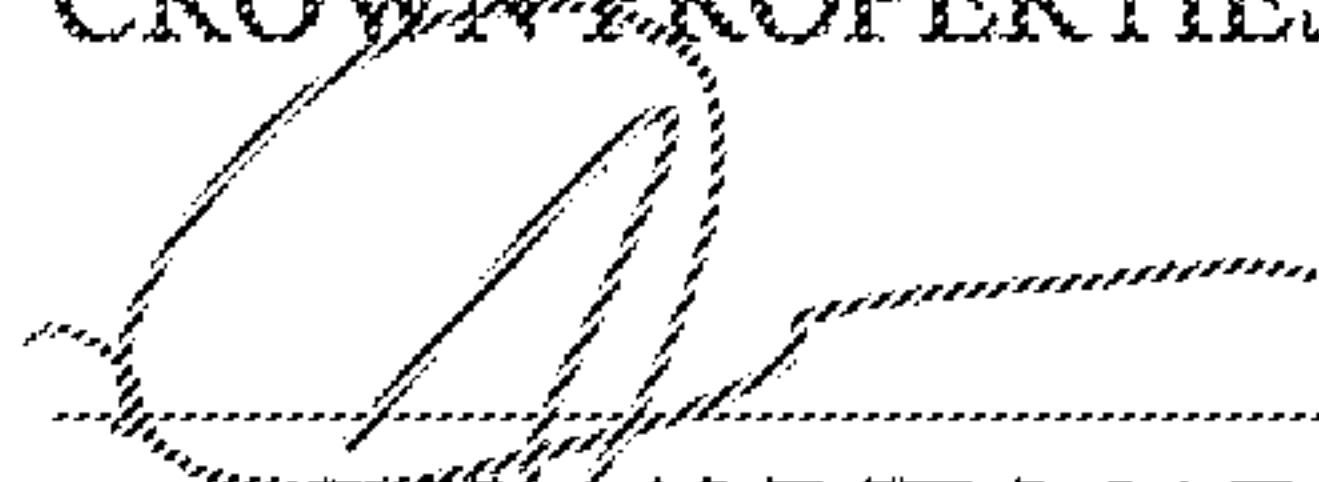
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 8, Page 171 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 55, Page 941, Book 57, Page 279 and Book 57, Page 280, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Homeowners Association as recorded in Book 24, Page 187 and Instrument 20131205000471930 of the Probate Records of Shelby County, Alabama.

\$283,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, CROWN PROPERTIES OF AL., LLC, by ANNE MARIE JAMES, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of August, 2015.

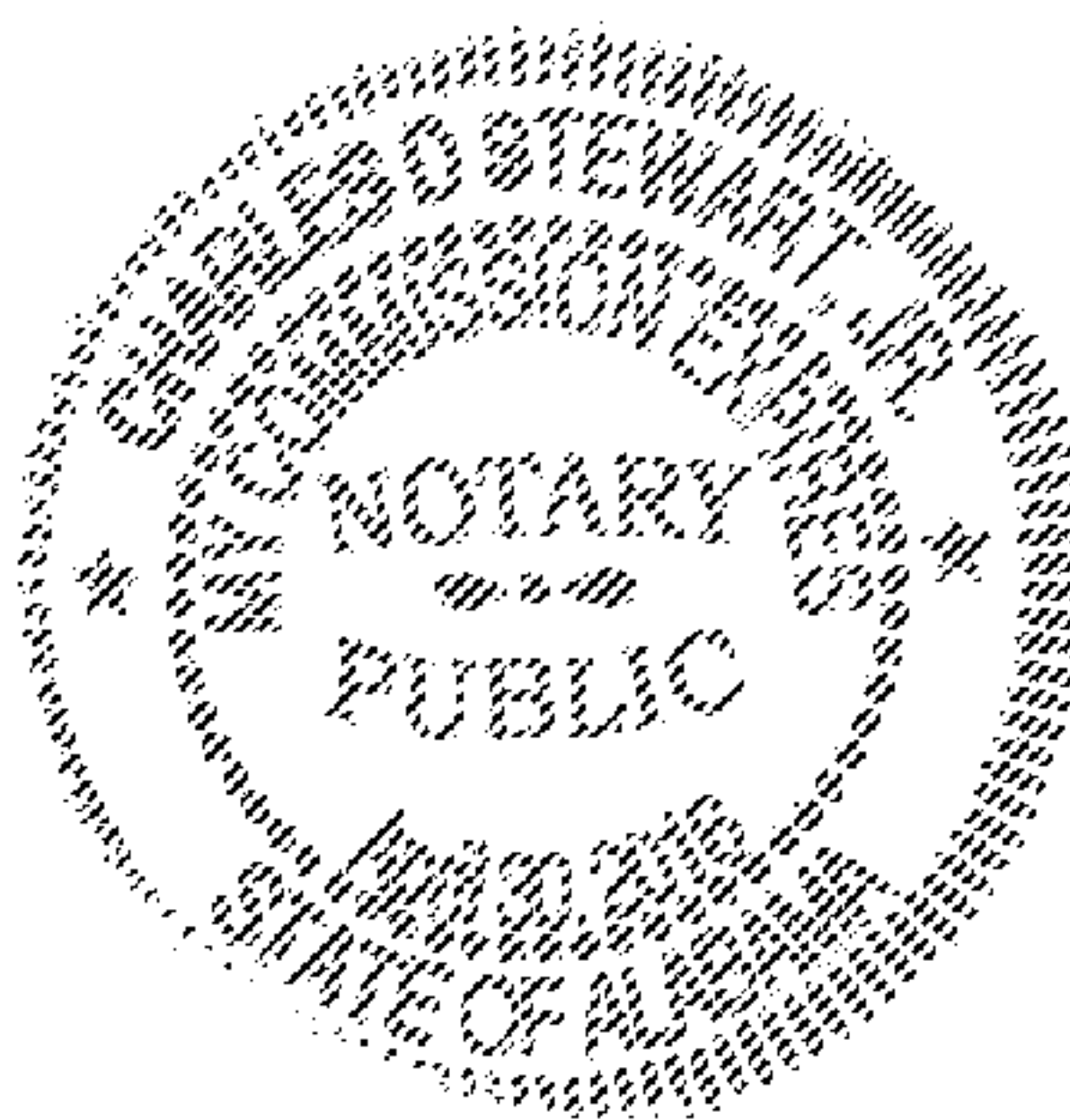
CROWN PROPERTIES OF AL., LLC

  
BY: ANNE MARIE JAMES  
ITS: MEMBER

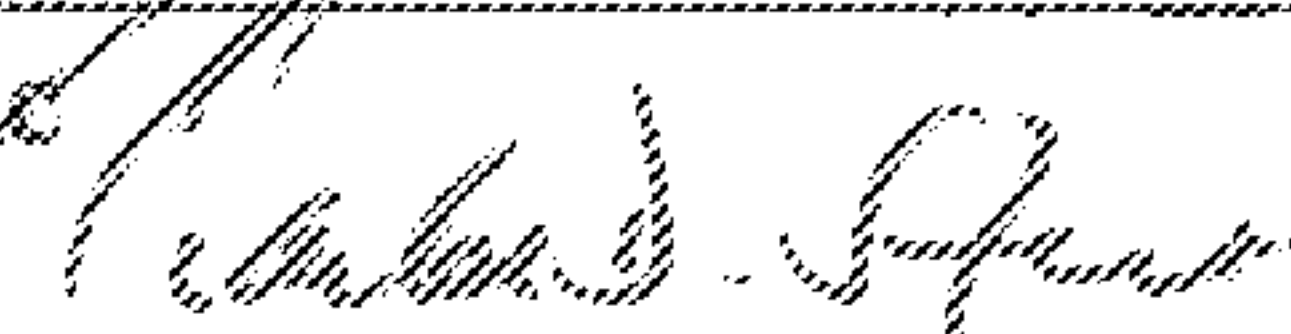
STATE OF ALABAMA  
COUNTY OF SHELBY

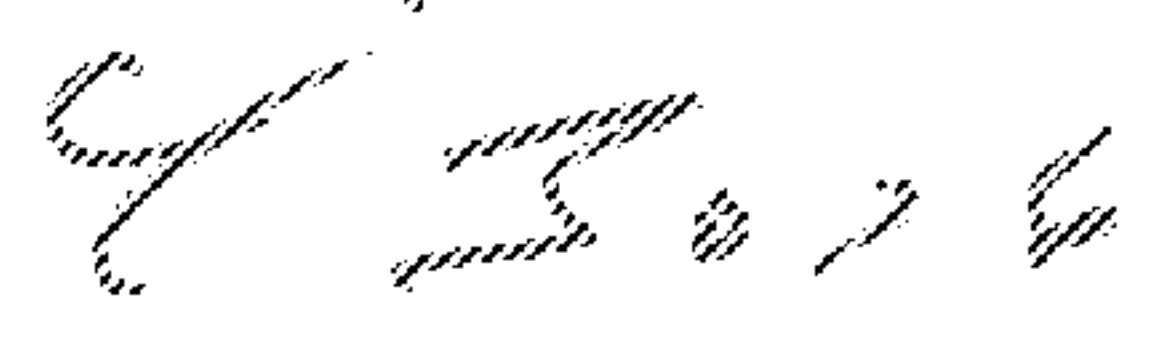
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN MARIE JAMES, whose name as MEMBER of CROWN PROPERTIES OF AL., LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such MEMBER and with full authority, executed the same voluntarily for and as the act of said limited liability company.

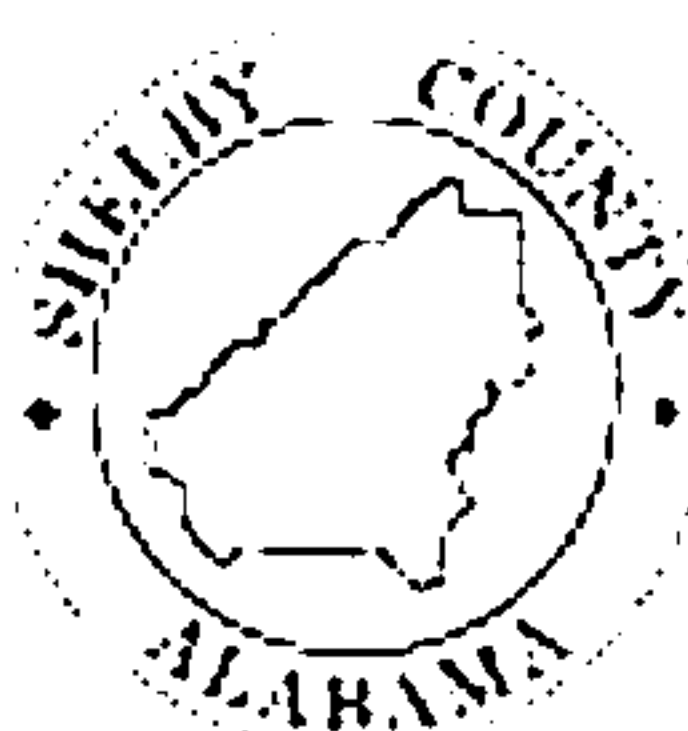
Given under my hand and official seal this the 13<sup>th</sup> day of August, 2015



Notary Public

Print Name: 

Commission Expires: 



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/14/2015 01:53:39 PM  
\$32.00 CHERRY  
20150814000283150

